

**WEST LAFAYETTE DEPARTMENT OF DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT &
RENTAL CERTIFICATION
MONTHLY REPORTS**

APRIL 2013

DEPARTMENT OF DEVELOPMENT

MONTHLY REPORT April 2013

CDBG

In April, City Consultants & Research, LLC and city staff completed a draft of the 2013 action plan. The plan is currently available for public review on the city website and in the Dept. of Development. The draft version of the plan will remain available until May 12th, with a final version due to HUD by May 15th.

Also in April, city staff conducted the annual monitoring visits of the sub recipients of the grant. All agencies were found to be in compliance and without any violations.

Monthly Report For April 2013, Round 23

RENTAL HOUSING INSPECTION

		Cumulative Total	
INITIAL INSPECTIONS		Monthly	(since Aug. 2012)
Number of Properties by Category			
Category 1	Single Family	27	307
Category 2	Temporary Rental	1	20
Category 3	Multifamily	4	40
Category 4	Converted	17	71
Category 5	Condos Low Density	0	16
Category 6	Condos High Density	0	0
Category 7	Condos High Density	0	4
Total Number of Properties:		49	458
Total Number of Structures		52	564
Total Number of Units		185	2606
Total Number of Units with Violations		18	351
Total Number of Units with NO Violations		167	2255
Total Number of Violations		40	593
RE-INSPECTIONS		6	139
APPEALS			
Number of Appeals Requested		0	0
CERTIFICATIONS			
Number of Properties by Category			
Category 1	Single Family	29	324
Category 2	Temporary Rental	2	22
Category 3	Multifamily	3	42
Category 4	Converted	15	53
Category 5	Condos Low Density	0	14
Category 6	Condos High Density	0	0
Category 7	Condos High Density	0	4
Total Number of Properties:		49	459
FEES COLLECTED		\$7,938	\$113,446
LEGAL ACTION			
Number Referred		0	0
Number Resolved		0	4
Liens Filed		0	0
Liens Released		0	0
New Single Family Rentals		3	37
COMPLAINTS			
Tenant		1	21
Other		0	0

Violations by Type

Round: 23 April 2013

Number of Units Inspected: 185**Interior Violations****Cumulative Totals (since 01-01-13)**

Electrical	4	21
Plumbing	11	28
HVAC	1	3
Fire Protection Systems	3	18
Egress	0	0
Fire Stop Penetrations	4	6
Improper Use of Space	0	0
Interior Handrails	0	0
Stairs (Interior)	0	0
Windows & Doors	0	4
Interior Paint	0	1
Unsanitary Conditions	6	9
Other (Interior)	4	13
Subtotal Interior Violations:	33	103

Exterior Violations

Masonry	1	1
Roof	1	4
Gutters & Downspouts	0	0
Siding & Trim	0	2
Stairs (Exterior)	0	0
Balconies	0	0
Ext. Handrails & Guardrails	2	4
Exterior Concrete	1	2
Exterior Paint	0	1
Structural	0	1
Other (Exterior)	2	6
Subtotal Exterior Violations:	7	21

Total Number of Violations: 40 124